



PLANNING COMMISSION SYNOPSIS

Thursday, March 19, 2015

CALL TO ORDER

Chairperson Nordstrom called the Planning Commission meeting to order at 6:00 p.m. in the Council Chambers of the Bloomington Civic Plaza.

COMMISSIONERS PRESENT: Nordstrom, Willette, Batterson, Bennett, Goodrum

COMMISSIONERS ABSENT: Spiess, Fischer

STAFF PRESENT: Markegard, Pease, Centinario, Economy-Scholler, Desrude, Hiller

Chairperson Nordstrom led the attendees in the reciting of *The Pledge of Allegiance*.

ITEM 1 6:02 p.m.

CASE:	9282AB-15
APPLICANT:	Feldmann's Imports, Inc. (owner) Tanek, Inc. (user)
LOCATION:	4851 and 4901 American Boulevard West
REQUEST:	Major Revision to Preliminary Development Plan and Final Development Plan for a 7,290 square foot service drop off addition as well as interior and exterior modifications

SPEAKING FOR THE APPLICANT:

Nathaniel Shea, Tanek Inc.

PUBLIC HEARING DISCUSSION:

Pease identified the two parcel locations and explained the applicant proposes to use the former Nissan building to enhance the Mercedes Benz dealership operations. He stated the applicant proposes to construct a 6,550 square foot service delivery addition and a significant reduction in existing service areas to provide increased showroom floor area, and enlarged customer service lounge and a 5,565 square foot new car delivery center. The majority of the automotive service would be relocated to the former Nissan building.

Pease stated since 2009, the on-site parking has been constrained with several violations noted. The inventory storage of the high volume dealer necessitated a significant amount of customer and employee parking being used for inventory. Staff believes the use as a single dealership would eliminate the past parking concerns. Pease displayed a graphic labeled Table 2 from the staff report that summarized the parking analysis for the site as a whole. He noted the analysis shows the site requires 314 customer and employee spaces and that 235 spaces are provided. Pease explained that is because of the increased showroom and service related areas and staff believes internal capture could be considered for reduced parking. Pease encouraged the Commission to weigh in on the internal capture concept.

Pease stated staff recommends approval of major revisions to the Preliminary Development Plan and Final Development Plan for a 7,290 square foot service drop off addition as well as interior and exterior modifications subject to the conditions of approval listed in the staff report. He stated he is available for questions and comments from the Commission.

Goodrum stated he understands the concept being used for the internal capture on the site and asked staff to comment on how this, if approved, would impact other dealerships in the City that may come in and ask for flexibility on their sites. Pease stated the Infiniti and Mercedes dealerships are the only two dealerships where the internal capture parking formula was applied. Pease added that most dealerships using this formula would not find their parking requirements reduced as there was no mandatory allocation on the plan, as we currently require.

Willette stated most car dealerships have off-site parking for their new vehicles and used cars account for much of the on-site parking. He asked Pease if this scenario helps in using the internal capture formula. Pease stated they have many inventory spaces outside as well. Pease explained the new and used car inventories at dealerships do have a history of exceeding the capacity of the site. Pease explained one of the reasons staff is comfortable on this site is that the number of dealerships is being reduced to a single dealership. This site previously had a history of complaints for off-site storage spilling onto neighboring properties when there were two dealerships operating off the same site. If the applicant's request is approved, this dealership will have about double the amount of outdoor storage as the recent Infiniti approval.

Nordstrom commented that in the last decade or so, the process for purchasing a car, whether new or used, has changed. Buyers typically have done a fair amount of research before setting foot onto a car lot and buyers are much better informed. As a result, perhaps dealership inventories have also changed and perhaps the result is less inventory. Nordstrom added luxury dealerships may even experience this more than some of the other dealerships. Pease stated the internet certainly does have an impact and it seems cyclical in nature. Pease stated perhaps the applicant can give the Commission a better perspective and address some of these statements when they make their presentation.

Goodrum stated the site is almost completely covered in pavement. He asked could this be an opportunity to green up the site especially since there are parking deviations being requested. Pease stated this site is going to be subject to some change in the future with Stanley Avenue planned to be extended through the site which will result in a removing a portion of the parking. Goodrum asked if there is a timeline for the Stanley Avenue extension. Desrude stated no.

Shea stated he is representing Feldmann's Imports. He stated they are very excited about the changes being proposed in this application. He stated Feldmann's is responding to the changes in the industry with the requested revisions. He added changes made to the site in 2009 prepared for the eventual extension of Stanley Avenue with the moving of some of the light poles and other changes. Shea noted as part of this project they are also adding an underground stormwater infiltration basin just southeast of the proposed addition to aid in the water management on the site.

Batterson asked Shea if there will be significant signage changes on the site as part of this project. Shea stated the Nissan signage already taken down and there is talk of one of the ground signs being removed.

Willette stated he is familiar with the site and supports the project moving forward. Willette asked if they have prepared for the Stanley Avenue extension. Shea stated that back in 2009 those preparation steps were taken.

The public hearing was closed via a motion.

Batterson stated having a luxury dealership brand and a strong, highly valued presence on I-494 is good for Bloomington. He added is he is in support of the request and the reduced parking.

Goodrum stated that when he sees reduced parking he also likes to see increased green space. He added he recognizes long term plans will remove inventory storage area. He stated he is in support of the proposed project.

Nordstrom stated this item will be heard at the April 6, 2015 City Council meeting.

ACTIONS OF THE COMMISSION:

M/Willette, S/Batterson: To close the public hearing. Motion carried 5-0.

M/Bennett, S/Batterson: In Case 9282AB-15, having been able to make the required findings, I move to recommend approval of major revisions to the Preliminary and Final Development Plans for a 6,550 square foot service delivery addition, interior modifications to increase office and showroom area and related parking lot improvements for an existing Class I motor vehicle sales facility at 4851 and 4901 American Boulevard West subject to the conditions of approval and Code requirements listed in the staff report. Motion carried 5-0.

CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:

1. A site development agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2. Continue compliance with all conditions listed in Case 9282F-09.
3. The Grading, Drainage, Utility, Erosion Control, Traffic Control, access, circulation and parking plans must be approved by the City Engineer.
4. A Stormwater Management Plan must be provided which meets the requirements of the City of Bloomington Surface Water Management Plan, as well as a maintenance plan to be signed by the property owner and filed of record with Hennepin County.
5. A Nine Mile Creek Watershed District Permit must be submitted.
- 6) An Erosion Control Bond must be provided.
- 7) Sewer Availability Charges (SAC), if applicable, must be satisfied.

and subject to the following conditions:

- 8) Bicycle spaces must be provided as approved by the City Engineer.
- 9) All construction stockpiling, staging, and parking must take place on-site and off adjacent public streets and public rights-of-way.
- 10) All loading and unloading must occur on site and off public streets.
- 11) Alterations to utilities must be at the developer's expense.
- 12) A parking review must be completed and approved if a second manufacturer is added to the site.

And, while the use and improvements must comply with all applicable local, state and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) A Tier 2 Transportation Demand Management (TDM) Plan must be submitted prior to the issuance of permits and approved by the City Engineer (21.301.09(b)(2)).
- 2) Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
- 3) Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
- 4) Landscape plan must be approved by the Planning Manager and landscape surety be filed (Sec 19.52).

- 5) All rooftop equipment must be fully screened (Sec. 19.52.01).
- 6) Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
- 7) All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
- 8) Recyclable materials must be separated and collected (Sec. 10.45).
- 9) Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
- 10) Parking lot and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code.

ITEM 2
6:21 p.m.

CASE:	7272A-15
APPLICANT:	Ziegler Bloomington LLC
LOCATION:	1201 West 96 th Street
REQUEST:	Major revision to Final Site and Building Plans for two building additions totaling 8,848 square feet

SPEAKING FOR THE APPLICANT:

Wayne Hilbert, Architect, CNH Architects

PUBLIC HEARING DISCUSSION:

Centinario identified the location and zoning for the site and the surrounding properties. He displayed a site plan identifying the locations of the two small additions and discussed the improved truck delivery accommodations, turning movements and landscaping plan for the site. Centinario displayed renderings provided by the applicant showing the use of windows and materials to break up the facades of the building. Centinario explained that in December the City Council approved variances for a front yard building setback encroachment and exterior storage surfacing requirements. Because the applicant is not making any changes to those components of the plan, the applicant does not need to reapply for the variances.

Centinario stated staff is recommending Planning Commission approval of the major revision to Final Site and Building Plans for two building additions totaling 8,848 square feet at 1201 West 96th Street subject to the conditions of approval and Code requirements listed in the staff report. He stated he is available for questions and comments from the Commission.

Batterson noted the current conditions at the drive through area on the south side of the building show a significant slope and asked if the slope would be changed as part of this project as well as the slope on the west side of the building near the new loading docks. Centinario stated there will be some grading as part of the project and that the applicant representative would be able to better address the question during their presentation. Batterson stated the five loading docks are now facing 96th Street and will be visible from the street. He asked if there has been thought given to using landscaping screening to soften up this façade. Centinario stated there is flexibility to better screen the loading docks from the street and that staff would work with the applicant on changes to the landscaping plan.

Hilbert addressed the questions raised earlier by the Commission. He stated the grading of the triangular outdoor storage area is not being proposed to be changed. The south and west sides of the building will have minor grade changes to prevent the large trucks from bottoming out while entering and maneuvering on the site. He stated they are amenable to working with staff to increase the screening near the loading dock area if that is what the City wants.

The public hearing was closed via a motion.

Batterson stated he is very excited about this kind of project and this is an example of what can make our City great by taking older buildings that are aging and have private businesses rebuild and add to them to give them a more modern feel. He added this will also create blue collar jobs which are necessary for our local economy and he is very excited to see local investment in our community. Batterson stated he is very favorable about this project and hopes the screening can be accomplished to soften the façade of the loading dock area. He added he is very happy to see this happening in Bloomington.

Willette commented that Ziegler has done a wonderful job of landscaping on their other site on the other side of the freeway and have a good track record of excellence.

Nordstrom stated the Planning Commission decision on this item is a final decision unless a written appeal is received by the Planning Division by 4:30 p.m. on March 24, 2015.

ACTIONS OF THE COMMISSION:

M/Batterson, S/Bennett: To close the public hearing. Motion carried 5-0.

M/Batterson, S/Bennett: In Case 7272A-15, having been able to make the required findings, I move to approve the Major Revision to Final Site and Building Plans for two building additions totaling 8,848 square feet located at 1201 West 96th Street subject to the conditions of approval and Code requirements listed in the staff report. Motion carried 5-0.

CONDITIONS APPROVED BY THE COMMISSION:

The major revision to Final Site and Building Plans is subject to the following conditions being satisfied prior to the issuance of development-related permits:

- 1) Building and site improvements are limited to those on the approved plans in Case 7272A-15.
- 2) A proof of parking agreement for at least 42 additional parking spaces must be filed.
- 3) The Grading, Drainage, Utility, Erosion Control, Traffic Control, Access, Circulation, and Parking plans must be revised for approval by the City Engineer.
- 4) Connection charges must be determined and satisfied.
- 5) Sewer Availability Charge (SAC) be determined and be satisfied.
- 6) An erosion control surety must be provided and approved erosion control measures must be in place and inspected prior to issuance of grading permits.
- 7) A Stormwater Management Plan must be provided which meets the requirements of the City of Bloomington Surface Water Management Plan, as well as a maintenance plan to be signed by the property owner and filed of record with Hennepin County.
- 8) A Nine Mile Creek Watershed District Permit must be submitted.
- 9) A National Pollutant Discharge Elimination System (NPDES) Construction Site Permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided prior to the issuance of any permits.
- 10) No utility connection work shall occur until a permit has been issued by Metropolitan Council Environmental Services (MCES), if such a permit is required.
- 11) A Minnesota Department of Health (MDH) approval for water main work must be submitted or documentation provided that indicates that no MDH approval is required.

And subject to the following conditions:

- 12) Alterations to utilities be at the developer's expense.
- 13) All construction related parking, loading and unloading, staging, and material storage must occur on-site and off of adjacent public streets except as may be approved by the Director of Public Works for a temporary period.
- 14) Site improvements must include a six-foot sidewalk along West 96th Street from the west property line to the east driveway.

And, while the use and improvements must comply will all applicable local, state, and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Exterior finish materials for the new exterior of the existing building and the addition must meet City Code requirements as approved by the Planning Manager (Sec. 19.63.08).
- 2) The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
- 3) Landscape plan must be approved by the Planning Manager and must include at least one tree in each parking island (Sec 19.52).
- 4) All rooftop equipment on the building must be fully screened (Sec. 19.52.01).
- 5) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code 3802; Uniform Fire Code Ch. 10.306).
- 6) Fire lanes must be posted as approved by the Fire Marshal (Sec. 8.73).
- 7) Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C).
- 8) Parking lot and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code.
- 9) All trash and recycling must be screened from public view. (Sec. 19.51)
- 10) Recycling materials must be separated and collected. (Sec. 10.45)
- 11) Signage must comply with the requirements of Chapter 19, Article X of the City Code
- 12) Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).

ITEM 3
6:33 p.m.

CASE:	5278A-15
APPLICANT:	Hayden Murphy
LOCATION:	9301 East Bloomington Freeway
REQUEST:	Major Revision to Final Site and Building Plans for a 3,400 square foot addition and renovations to an existing building

SPEAKING FOR THE APPLICANT:

Brian Gadiant, Architect, Momentum Design Group

PUBLIC HEARING DISCUSSION:

Centinario identified the location and zoning for the site and the surrounding properties. He displayed a photo of the current south façade of the site explaining the applicant is proposing an addition to the east side of the existing building that is 16 feet taller than the existing building. The additional height is to accommodate a new crane system to improve operations on the site. He explained the applicant, as part of the process, surveyed the property, which indicated a portion of their parking spaces were located within public right-of-way. The encroachment will be corrected as part of this application. Centinario noted this issue was also identified back in the 1990's, but was not rectified. He noted a variance was granted by City Council in the 1990's which allows the parking to be set back five feet from the property line. Centinario displayed a photograph of the parking area located on the west side of the existing building that will be moved out the public right-of-way as part of the proposed building addition and parking reconfiguration.

Centinario displayed the site plan depicting the proposed addition and the parking lot changes. Customer parking stalls would be reconfigured on the west side of the building and new stalls added along the south property line for employee parking for a total of 45 stalls. A landscape plan has been submitted. Staff asked that trees be added to the parking islands to get the proper mix of shrubs to trees to meet the Code. Elevations and renderings were displayed showing the proposed addition. The exterior materials are Code complying.

Centinario stated staff is recommending approval of the major revision to Final Site and Building Plans for a 3,400 square foot addition and renovations to an existing building at 9301 East Bloomington Freeway subject to the conditions of approval and Code requirements listed in the staff report. Centinario noted the conditions of approval listed in the staff report have been mis-numbered and that there are 11 conditions of approval and 12 Code requirements. He stated he is available for questions and comments from the Commission.

Batterson asked Centinario to comment on the access to the site from the east. Centinario displayed an aerial image of the site showing access to the Hayden lots off of Bryant Avenue. He explained there is a chain link fence with a gate at the access (9300 Bryant Avenue) and that the lot is owned by Hayden Murphy.

Goodrum asked staff for clarification regarding the variance approved in the 1990's and whether that variance would need to be "cleaned up" with the proposed changes in this application. Centinario stated the variance language approved in the 1990's was fairly general to the parking lot setback and was not tied to the parking spaces placement or number. Goodrum noted some of the parking spaces on the site plan were behind a chain link fence and asked staff to comment on whether these spaces will be designated for employee/customer parking or if they could be used for outdoor storage. Centinario stated the 45 parking stalls would be designated for employee and customer parking and should not be used for storage.

Gadient noted use of trees for landscaping on the west side of the existing building is limited due to overhead power lines on the site.

Goodrum asked Gadient to comment on whether the 45 parking spaces are needed for employee/customer parking. Gadient stated he believes the 45 spaces are more than enough for the needs of the business. Goodrum noted he would be in support of proof of parking for that fenced off parking area if the Commission, staff and the applicant would be amendable to it. Centinario stated proof of parking is not being requested by the applicant and would add an additional step for the applicant as it would need to be approved by the City Council. He added if that were to become a concern for the applicant, that could be requested, but it is not a part of this application.

The public hearing was closed via a motion.

Batterson stated he is happy to see the investment and the potential for additional good jobs in Bloomington. He added this is a site he wishes could be better landscaped and screened, but it is in the middle of an industrially zoned district. He stated he supports the project.

Nordstrom stated the Planning Commission decision on this item is a final decision unless a written appeal is received by the Planning Division by 4:30 p.m. on March 24, 2015.

ACTIONS OF THE COMMISSION:

M/Bennett, S/Goodrum: To close the public hearing. Motion carried 5-0.

M/Bennett, S/Willette: In Case 5278A-15, having been able to make the required findings, I move to approve a major revision to Final Site and Building Plans for a 3,400 square foot addition and renovations to an existing building at 9301 East Bloomington Freeway subject to the conditions of approval and Code requirements listed in the staff report. Motion carried 5-0.

CONDITIONS APPROVED BY THE COMMISSION:

The major revision to Final Site and Building Plans is subject to the following conditions being satisfied prior to the issuance of development-related permits:

- 1) Building and site improvements are limited to those on the approved plans in Case 5278A-15.
- 2) The Grading, Drainage, Utility, Erosion Control, Traffic Control, Access, Circulation, and Parking plans must be revised for approval by the City Engineer.
- 3) Connection charges must be determined and satisfied.
- 4) Sewer Availability Charge (SAC) be determined and be satisfied.
- 5) An erosion control surety must be provided and approved erosion control measures must be in place and inspected prior to issuance of grading permits.
- 6) A Stormwater Management Plan must be provided which meets the requirements of the City of Bloomington Surface Water Management Plan, as well as a maintenance plan to be signed by the property owner and filed of record with Hennepin County.
- 7) A Nine Mile Creek Watershed District Permit must be submitted.
- 8) A National Pollutant Discharge Elimination System (NPDES) Construction Site Permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided prior to the issuance of any permits.
- 9) A Minnesota Department of Health (MDH) approval for water main work must be submitted or documentation provided that indicates that no MDH approval is required.

And subject to the following conditions:

- 10) Alterations to utilities be at the developer's expense.
- 11) All construction related parking, loading and unloading, staging, and material storage must occur on-site and off of adjacent public streets except as may be approved by the Director of Public Works for a temporary period.

While the use and improvements must comply with all applicable local, state, and federal codes, the applicant should pay particular attention to the following Code requirements:

- 1) Exterior finish materials for the addition must meet City Code requirements as approved by the Planning Manager (Sec. 19.63.08).
- 2) The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
- 3) Landscape plan must be approved by the Planning Manager and must include at least one tree in each parking island (Sec 19.52).
- 4) All rooftop equipment on the building must be fully screened (Sec. 19.52.01).
- 5) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code 3802; Uniform Fire Code Ch. 10.306).
- 6) Fire lanes must be posted as approved by the Fire Marshal (Sec. 8.73).
- 7) Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C).
- 8) Parking lot and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code.
- 9) All trash and recycling must be screened from public view (Sec. 19.51).
- 10) Recycling materials must be separated and collected (Sec. 10.45).
- 11) Signage must comply with the requirements of Chapter 19, Article X of the City Code.
- 12) Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).

ITEM 4
6:49 p.m.

CASE:	N/A
APPLICANT:	City of Bloomington
LOCATION:	N/A
REQUEST:	Review 2015-2019 Community Investment Program (CIP) for compliance with the Comprehensive Plan

SPEAKING FOR THE APPLICANT:

Glen Markegard, Planning Manager
Lori Economy-Scholler, CFO

PUBLIC HEARING DISCUSSION:

Markegard explained State law requires the Planning Commission to review proposed capital improvements to ensure compliance with the Comprehensive Plan. State law also requires the Commission to report the findings, in writing, to the City Council, which will be done in the form of a resolution. Each year the City adopts a five year Community Investment Program (CIP) and it includes all anticipated capital improvements over a certain dollar value. Tonight we are looking at the most recent CIP that covers 2015-2019. The Commission's role in the review of the CIP is to look at whether or not the improvements are in compliance with the Comprehensive Plan – not whether a Commissioner agrees or disagrees with a specific improvement project or whether an improvement is lacking. Planning staff has reviewed all of the proposed capital improvements and believe they all are in compliance with the Comprehensive Plan. Markegard introduced Lori Economy-Scholler, Bloomington CFO.

Economy-Scholler summarized the 2015-2019 CIP organization and policies, general information, general content, and annual activities dollar totals. She explained that if the Planning Commission finds the 2015-2019 CIP compatible with the Comprehensive Plan, it will be brought before the City Council on April 6, 2015 for adoption consideration. She stated staff is recommending the Planning Commission adopt a resolution finding the 2015-2019 CIP is in compliance with the Bloomington Comprehensive Plan. Economy-Scholler stated she is available for questions and comments from the Commission.

Nordstrom commented it is a little overwhelming to read through the lengthy CIP document, but did not see anything that was problematic and it all makes sense.

Willette commented that his pet projects were not listed in the CIP this year. He stated he reviewed the entire document and generally supports it as a whole. He noted he reviewed the Master Park Plan that includes items that he has in the past championed like time-controlled locking biffies in the parks. He asked Economy-Scholler who would benefit from the overflow parking at the Alpha B parking ramp. Economy-Scholler stated it is her understanding the ramp is located on the Alpha B property and is being developed through the Port Authority. It would be an open lot to be used for the structures being constructed on the Alpha B property. Willette asked if the street improvement costs included State and County aide. Economy-Scholler stated yes.

Nordstrom stated this item will be heard at the April 6, 2015 City Council meeting.

ACTIONS OF THE COMMISSION:

M/Goodrum, S/Willette: I move the Planning Commission adopt a resolution finding the 2015-2019 Community Investment Program (CIP) to be in compliance with the Comprehensive Plan. Motion carried 5-0.

ITEM 5
6:58 p.m.

CASE:	N/A
APPLICANT:	Bethany International
LOCATION:	N/A
REQUEST:	Renaming Auto Club Circle, Idaho Avenue South and a portion of West 119 th Street to Auto Club Drive

PUBLIC HEARING DISCUSSION:

Desrude explained that Items 5 and 6 are street name requests. She explained street name requests can follow three different processes depending upon the origin of the request: petition, City Council, or the City Engineer. Desrude stated both requests for Items 5 and 6 originated through petition. She explained the process and procedure the City uses to review the street name change requests.

Desrude explained Bethany International has requested to rename the private streets of Auto Club Circle and Idaho Avenue South to Auto Club Drive. On February 10, 2015, the Development Review Committee (DRC) met to discuss this request and the new street name change of Auto Club Drive and found it to be an acceptable street name to use. During review, it was discovered if the request were granted, a portion of Auto Club Drive (Idaho Avenue South) would become a “stand alone street” with no connection between the two Auto Club Drives. It was determined by the DRC that a portion of West 115th Street that serves as the connection between Idaho Avenue South also be renamed to Auto Club Drive.

Desrude explained notifications were sent via U.S. mail to all properties within 350 feet of the street and the hearing was advertised in the March 5, 2015 edition of the Bloomington Sun Current. Desrude explained no public comment has been received regarding this item and staff recommends the street name change request be granted.

Batterson asked for clarification that the portion of 115th Street being proposed to change terminates on the west end. Desrude stated yes. Batterson asked Desrude if there are a lot of addresses off of this segment that will need to be readdressed. Desrude stated there are a number of building addresses that will need to be changed if this request is granted, but all would fall within the Bethany International campus boundary.

The public hearing was closed via a motion.

Nordstrom stated this item will be heard at the April 20, 2015 City Council meeting.

ACTIONS OF THE COMMISSION:

M/Batterson, S/Goodrum: To close the public hearing. Motion carried 5-0.

M/Goodrum, S/Bennett: I move the Planning Commission recommend approval of renaming the following private streets within the Bethany International Campus: Auto Club Circle between Auto Club Road and West 115th Street to be changed to Auto Club Drive; West 115th Street between Auto Club Circle and Idaho Avenue South to be changed to Auto Club Drive; Idaho Avenue South between West 115th Street and its north terminus to be changed to Auto Club Drive. Motion carried 5-0.

